NCPC File # 7652 MF# -4111 (3800) 44117

GSA

GSA National Capital Region

May 1, 2015

Mr. Marcel Acosta, Executive Director
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20576

Re: Request for Concept Review for Parcel O at The Yards (Southeast Federal Center)

Dear Mr. Acosta:

Per the Memorandum of Understanding (MOU) between the U.S. General Services Administration (GSA) and the National Capital Planning Commission (NCPC) regarding NCPC's design review responsibilities for The Yards, please accept this design submission package for Parcel O. We kindly request concept review by the Commission at its June 4, 2015 meeting.

This concept submission presents the current 35% design for Parcel O, which will be developed as two projects: Parcel O-1 will be an eleven-story condominium building with ground floor retail on the northern one-third of the parcel; and, Parcel O-2 will be a multi-family residential apartment complex comprised of a west tower (110') and an east tower (90') on the southern two-thirds of the parcel. The ground floor will house retail, residential loft apartments, parking and loading entrances for both buildings, two lobbies, residential amenities, and one exterior courtyard space.

The Project Developer for Parcel O-1 is PN Hoffman and the Design Architect is Handel Architects, LLP; the Project Developer for Parcel O-2 is Forest City Washington and the Design Architect is Johnson Fain. The Architect of Record for the entire Parcel O is WDG Architecture, PLLC.

In accordance with the National Environmental Policy Act, an Environmental Impact Statement was completed May 28, 2004 and the Record of Decision signed May 17, 2005. This submission is presented to meet the requirements of the Revised Master Plan Guidelines and is materially consistent with the Revised Master Plan and Historic Preservation Guidelines. In accordance with NCPC requirements, we are enclosing one CD and three hard copies of the submission. If you have any questions, please contact Danielle Breaux at (202) 288-1298.

Sincerely,

Mina Wright
Director, Office of Planning & Design Quality

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